



# County of Los Angeles CHIEF ADMINISTRATIVE OFFICE

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DAVID E. JANSSEN  
Chief Administrative Officer

Board of Supervisors  
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First District

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Second District

ZEV YAROSLAVSKY  
Third District

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MICHAEL D. ANTONOVICH  
Fifth District

March 30, 2004

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**JOINT RESOLUTION BETWEEN THE COUNTY OF LOS ANGELES AND THE CITY  
COUNCIL OF THE CITY OF SANTA CLARITA ACCEPTING THE NEGOTIATED  
EXCHANGE OF PROPERTY TAX REVENUE AS A RESULT OF THE PROPOSED  
ANNEXATION OF UNINCORPORATED LOS ANGELES COUNTY TERRITORY TO THE  
CITY OF SANTA CLARITA [WHITNEY CANYON ANNEXATION NO. 2003-03]  
(SUPERVISORIAL DISTRICT 5) (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve the attached Joint Resolution between your Board and the City Council of the City of Santa Clarita (City) based on the negotiated exchange of property tax revenue, as a result of the proposed annexation of approximately 545 acres in unincorporated Los Angeles County into the City's boundaries.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

On February 10, 2004, the City Council of the City of Santa Clarita adopted the attached Joint Resolution based on the negotiated exchange of property tax revenue resulting from the proposed annexation of unincorporated Los Angeles County territory into the City's legal boundaries. In order for the Los Angeles Local Agency Formation Commission (LAFCO) to proceed with the required hearings on the proposed annexation, your Board, as the governing body of the County, must also adopt the attached Joint Resolution.

**FISCAL IMPACT/FINANCING**

The adopted resolution will transfer Two Thousand and Forty-eight Dollars (\$2,048) in base property tax revenue from the County to the City and 5.9000000 percent of the Annual Tax Increment (ATI) ratio attributable to the annexation from the County to the City commencing in Fiscal Year 2005-06. The portion of the ATI transferred to the City is based on the City's

The Honorable Board of Supervisors  
March 30, 2004  
Page 2

median share of the 1 percent property tax levy in certain Tax Rate Areas. The base transfer represents the valuation of certain parcels within the proposed annexation area that are not subject to tax-exempt status under the Revenue and Taxation Code.

<b>Tax Rate Area</b>	<b>Percent of County Share Before ATI Transfer</b>	<b>Percent of ATI Transfer Rate to City</b>	<b>Adjusted County Share After ATI Transfer to City</b>
00287	24.7236348	5.9000000	18.8236348
00288	31.6025578	5.9000000	25.7025578
06711	29.8898234	5.9000000	23.9898234
10680	22.7261899	5.9000000	16.8261899
10692	26.1065160	5.9000000	20.2065160

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Pursuant to Part 3, Division 3, Title 5 of the California Government Code, commencing with Section 56000, the City filed its application with LAFCO on April 18, 2003, to initiate proceedings for annexation and sphere of influence amendment of approximately 545 acres of territory generally located east of State Route 14, east of the terminus of San Fernando Road in the unincorporated area of the County of Angeles. Of the 545 acres proposed for annexation, approximately 442 acres are owned by the Santa Clarita Watershed Recreation and Conservation Authority, a joint powers authority between the City of Santa Clarita and the Santa Monica Mountains Conservancy. The remaining territory in the proposed annexation area is publicly and privately owned.

Section 99 of the Revenue and Taxation Code requires that prior to the effective date of any jurisdictional change, the governing bodies of all agencies whose service area or service

The Honorable Board of Supervisors  
March 30, 2004  
Page 3

responsibilities will be altered by such change must negotiate a reallocation of property tax revenue between the affected agencies, and approve and accept such reallocation by resolution.

Adoption of the Resolution by your Board will allow LAFCO to schedule the required public hearing to consider testimony on the proposed annexation. LAFCO will subsequently take action to approve, approve with changes or disapprove the proposal.

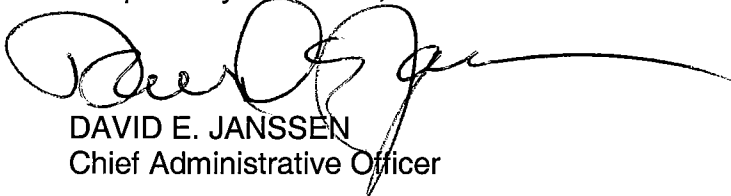
The proposed annexation area is outside the City's sphere of influence and will require LAFCO to approve an amendment to the City's Sphere of Influence.

The Joint Resolution has been approved as to form by County Counsel.

### **CONCLUSION**

At such time as the recommendation is approved by your Board, please return one copy of this letter and three signed originals of the Resolution to LAFCO, one copy of this letter and one signed original of the Resolution to the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects, and one copy of the letter and Resolution to the Auditor-Controller, Tax Division.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:LS  
DD:MJS:os

Attachment

c: Auditor-Controller  
County Counsel

**JOINT RESOLUTION OF  
THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES  
AND THE CITY COUNCIL OF THE CITY OF SANTA CLARITA  
APPROVING AND ACCEPTING  
THE NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUE RESULTING FROM  
THE ANNEXATION OF WHITNEY CANYON (ANNEXATION 2003-03) TO THE CITY OF  
SANTA CLARITA AND DETACHMENT FROM COUNTY ROAD DISTRICT NO. 5**

**WHEREAS**, pursuant to Section 99 of the Revenue and Taxation Code, for specified jurisdictional changes, the governing bodies of affected agencies shall negotiate and determine the amount of property tax revenue to be exchanged between the affected agencies; and

**WHEREAS**, the area proposed for annexation is identified as Whitney Canyon, "Annexation 2003-03" which consists of approximately 545 acres of designated open space.

**WHEREAS**, the Board of Supervisors of the County of Los Angeles, as governing body of the County and County Road District No. 5, and the City Council of the City of Santa Clarita have determined the amount of property tax revenue to be exchanged between their respective agencies as a result of the annexation of unincorporated territory identified as Whitney Canyon "Annexation 2003-03" to the City of Santa Clarita and detachment of said territory from Road District No. 5.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. The negotiated exchange of property tax revenue between the County of Los Angeles and the City of Santa Clarita resulting from "Annexation No. 2003-03" is approved and accepted.

2. For fiscal years commencing on or after July 1, 2005, or the July 1 after the effective date of this jurisdictional change, whichever is later, Two Thousand and Forty-Eight (\$2,048) Dollars shall be transferred from the County of Los Angeles to the City of Santa Clarita. In addition, for each fiscal year commencing on or after July 1, 2005, or the July 1 after the effective date of this jurisdictional change, whichever is later, .05900000 of the annual property tax growth attributable to "Annexation No. 2003-03" shall be transferred from the County of Los Angeles to the City of Santa Clarita, and the County's share of incremental growth in the proposed annexation area shall be reduced accordingly.

3. For fiscal years commencing on or after July 1, 2005, or the July 1 after the effective date of this jurisdictional change, whichever is later, all property tax revenue received by County Road District No. 5 attributable to "Annexation No. 2003-03" shall be transferred to the County.

4. In the event that all or a portion of the annexation area is included within a redevelopment project pursuant to California Community Redevelopment Law, Health & Safety Code Sections 33000 et seq., the City of Santa Clarita shall not adopt the ordinance approving the redevelopment plan with respect to the annexed area until such time as the Redevelopment Agency of the City of Santa Clarita has diligently and in good faith complied with all applicable provisions of the California Community Redevelopment Law, including but not limited to, Health & Safety Code Section 33670 or any other relevant provision of the law. Any ordinance approving a redevelopment project which does not comply with this paragraph shall be void and of no effect with regard to the subsequent allocation and distribution of taxes to the Redevelopment Agency.

PASSED, APPROVED AND ADOPTED this 10th day of February, <sup>2004</sup>~~2003~~ by the following vote:

AYES: McLean, Smyth,  
Weste, Ferry, Kellar


ABSENT: None

NOES: None

ABSTAIN: None

  
\_\_\_\_\_  
Mayor, City of Santa Clarita

ATTEST:

  
\_\_\_\_\_  
City Clerk

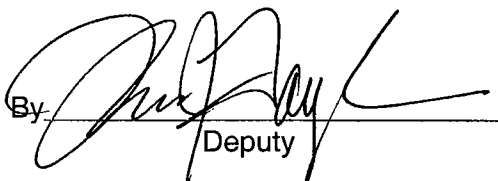
The foregoing resolution was on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, adopted by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

VIOLET VARONA-LUKENS, Executive Officer  
Clerk of the Board of Supervisors  
Of the County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM  
BY COUNTY COUNSEL

LLOYD W. PELLMAN

By   
\_\_\_\_\_  
Deputy